

CHRONOLOGY OF EVENTS ON THE 95 DUDLEY STREET PROJECT

JULY 2, 1981

"PHASE I ARCHEOLOGICAL SURVEY: NEW DUDLEY STREET PHASE II" prepared for Green International Affiliates, Inc. (GIA) by Garth L. Bawden, Ph.D., recommends that the existing Bartlett Building and 95 Dudley Street be "preserved untouched". GIA designs the Shawmut Avenue Extension in such a way as to by-pass 95 Dudley Street.

JUNE 27, 1982

The Bartlett Building burns and is razed.

JANUARY 27, 1983

The Massachusetts Ethnic Media Association, Inc. (MEMA) petitions the Authority to acquire 95 Dudley Street.

MARCH 21, 1983

The Authority, citing the New Dudley Street Phase II improvements, declines to act on MEMA's request at this time.

OCTOBER 23, 1985

Massachusetts Historical Commission nominates the Dudley Terminal Commercial Area for inclusion in the National Register of Historic Places. The Dudley Station Historic District includes all 19th century commercial and transportation related buildings that retain structural integrity. 95 Dudley Street is not acknowledged in the report.

APRIL 16, 1986

Muhammad Ali-Salaam receives copies of MEMA proposal submitted to Authority in 1983.

JUNE 5, 1986

Muhammad Ali-Salaam responds to MEMA's request by citing the status of the New Dudley Street Phase II design/engineering stage, the community review process in Roxbury and the staff re-use analysis.

NOVEMBER 26, 1986

Staff (Richard Garver) recommends that 95 Dudley Street and other Campus High School URA properties be demolished, with proviso that community be informed.

DECEMBER 2, 1986

Presentation to Roxbury IPOD committee by Muhammad Ali-Salaam.

DECEMBER 16, 1986

Engineering report from C.E. Maguire. Inspection revealed that the building poses a potential safety hazard. Report recommends demolition.

JANUARY 22, 1987

The BRA voted to demolish a number of buildings in Roxbury and the South End, including 95 Dudley.

APRIL 20, 1987

Carl Erickson approached Authority via Dudley staff about possibility of saving the building for future development.

APRIL 29, 1987

Carl Erickson informed that engineering report concluded that building was structurally unsound.

MAY 4, 1987

Status memo from Muhammad Ali-Salaam to Ricardo A. Millett regarding Carl Erickson's interest in building.

MAY 8, 1987

Chuck Turner, Carl Erickson, Allen Square, Byron Rushing, and Richard David file an application for Temporary Restraining Order and Statement of Material Facts with Housing Court, Judge Daher presiding, in an attempt to prevent demolition of the building. BRA enters voluntary agreement to refrain from demolishing the building for fourteen work days.

MAY 14, 1987

License Agreement permitting Rene Mugnier engineering firm to enter building for purpose of inspecting and performing tests delivered by Kevin Morrison to Muhammad Ali-Salaam to be given to Allen Square.

MAY 19, 1987

Allen Square calls Kevin Morrison to arrange for early entry for inspection by Mugnier. Inspection scheduled for 3 p.m. this day.

MAY 26, 1987

Date of report by Mugnier to Allen Square on results of inspection. Mugnier reports that building in need of major repairs. Essentially lists same conditions highlighted in Maguire report, but reached no conclusion.

MAY 29, 1987

Memo to Muhammad Ali-Salaam from Allen Square, plaintiffs going into court on May 29, 1987 to request Temporary Restraining Order. Memo from Kevin Morrison, same date, indicates that BRA and plaintiffs appeared before court, and after some discussion with housing specialist Lopez agreed to an extension of May 8 agreement until June 15, 1987.

JUNE 1, 1987

Letter from Muhammad Ali-Salaam to Allen Square requesting copy of Mugnier engineering report.

JUNE 16, 1987

MBTA (Dan Occasio) requests that the Authority assist in relocating the Northampton Station Head House (19'x45') to a location in the Roxbury area. Staff (Muhammad Ali-Salaam) agrees to cooperate.

JUNE 25, 1987

Second inspection by C.E. Maguire.

JUNE 30, 1987

Second report by C.E. Maguire on 95 Dudley. Compares Mugnier report and first Maguire report; concludes that same conditions are identified. Difference is that while Maguire concludes that the building is unsafe and dangerous, Mugnier did not make a definite recommendation. Reiterates earlier recommendation of demolition.

JULY 2, 1987

By letter Millett invites Rushing, et al, to attend a meeting to discuss BRA recommendation. Meeting scheduled for July 9, 1987 in Millett's office.

JULY 8, 1987

Memo from Morrison to Millett, reporting that in light of upcoming meeting, he attempted to reach an agreement with Square and Erickson to continue case for another week (appearance on July 14 instead of July 7). Roy Giarrusso will appear before Judge Daher and request a continuance until July 14.



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JULY 9, 1987

Meeting with Rushing, Square, Erickson, and David. In keeping with its usual practice, BRA Dudley staff agreed to consider and prepare an Emergency Developers Kit if plaintiffs could secure insurance and \$50,000 letter of credit no later than Monday, July 13. Otherwise BRA would recommend demolition at July 14 appearance before court.

JULY 9, 1987

Erickson given copies of license agreements and insurance requirements from other emergency development projects.

JULY 14, 1987

Appearance before Judge Daher. Daher decides to visit site with staff, Erickson, and Square. Daher asks BRA to consider giving additional working days for plaintiffs to meet requirements (until July 24). BRA agrees.

Bob McGilvray makes inspection of building: reports dangerous condition of building. Request made to Property Management Department to barricade building.

Notice to "repair or raze" 95 Dudley Street received from City of Boston Inspectional Services Department.

JULY 16, 1987

Notice from Joe George in Property Management that building has been secured.

JULY 16, 1987

Informational memo to Director and BRA Board.

JULY 17, 1987

McGilvray prepares list of repairs that must be made to the building.

JULY 20, 1987

Personal appeal to BRA Director from Erickson concerning 95 Dudley.

JULY 22, 1987

Staff meets with Erickson, Square, members of Roxbury Neighborhood Council, and Roxbury Highlands Joint Development Committee at their request. Staff offers plaintiff additional fifteen days, which they refused.

JULY 23, 1987

Draft memo to Erickson from Dilworth outlining process that was discussed at July 22, 1987 meeting.

Giarrusso appears before Daher, presents letter granting extension to plaintiffs for additional fifteen days.

JULY 24, 1987

Erickson submits to BRA purported letter of credit and insurance.

AUGUST 11, 1987

The Authority (Roy Giarrusso et al) appeared in Judge Daher court with plaintiffs. Authority agreed to continued case until September 15th. Plaintiffs will submit acceptable letter of credit and insurance coverage in a form acceptable to the Judge.

AUGUST 20, 1987

Presentation to Dudley Terminal Merchants Association (Raymond Coleman) on project status.

AUGUST 21, 1987

Metropolitan Building Movers, Inc. responds to BRA inquiry and recommends that the building not be moved because it wouldn't be able to absorb the shock of moving.

AUGUST 24, 1987

WCVB Channel 5 (Pam Cross) interviews staff and community activists relative to the status of the project.

